



# 337 Providence Avenue Kelowna British Columbia

\$1,155,000

Located in the award-winning community of Kettle Valley this 3376 square foot family home is close to schools and amenities and offers an abundance of hiking and biking trails right out your front door. Built by a quality award-winning builder this home has been cared for by one owner. This two-story home offers 4 bedrooms, 4 bathrooms and a full basement with a separate entrance for suite potential. The main floor features beautiful open-to-below living room with a 20 ft wall of windows and cozy gas fireplace. Open to the kitchen and breakfast nook overlooking the backyard and patio, makes this a perfect floorplan for a busy family. The main level is complete with a formal dining room, large home office, laundry, and powder room. The upper level of the home features 3 bedrooms, 2 bathrooms including oversized primary room with walk in closet and ensuite with double sinks and soaker tub. The lower level expands your living space offering large family rec room perfect for games or movie nights. There is a built in office perfect for kids to do homework or use as an art space. This level is complete with full bathroom, guest bedroom, den or gym, and offers plenty of storage. The separate entrance makes it perfect for a future suite. Located in one of Kelowna's best neighborhoods, Kettle Valley is known for family fun community events, great schools nearby, parks are recreation just out your door and the new Upper Mission commercial shopping district just a 2 min drive away. (id:6769)

Primary Bedroom 13' x 19'5"

Bedroom 10' x 11'11"

Bedroom 13'5" x 11'1"

Full ensuite bathroom 12'11" x 9'8"

Full bathroom 9'11" x 8'3"

Storage 15'4" x 16'7"

Recreation room 20' x 17'1"

Bedroom 10'10" x 13'3"

Full bathroom 5' x 10'

Office 12' x 17'6"

Living room 20' x 17'1"

Laundry room 6'9" x 6'5"

Kitchen 16'3" x 11'7"

Dining room 10' x 11'7"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://quincyvrecko.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Other 12'4" x 11'8"

Den 10'1" x 10'

Dining nook 9' x 10'1"

Partial bathroom 5'1" x 6'5"